## TABLE OF CONTENTS

Executive Summary		ES-1
Chapter One	- Introduction	1-1
1.1	Proposed Action	1-1
1.2	Procedures	1-1
1.3	Methodology	1-2
1.4	Organization of the EIR	1-5
1.5	Areas of Controversy and Issues to be Resolved	1-6
1.6	Uses of the EIR	1-6
Chapter Two	– Project Description	2-1
2.1	Project Locations and Existing Site Conditions	2-1
2.2	Project Description	2-2
2.3	Project Objectives	2-4
2.4	Compatibility With General Plan and Other Plans and Policies	2-6
2.5	Description of Project Alternatives	2-7
Chapter Three	e – Environmental Setting, Impacts & Mitigation Measures	3-1
3.1	Land Use	3-1
3.2	Aesthetics	3-22
3.3	Community Development	3-47
3.4	Natural Resources	3-90
	3.4.1 Biological Resources	3-90
	3.4.2 Hydrology/Water Quality	3-139
	3.4.3 Agriculture/Timber Resources	3-157
	3.4.4 Air Quality	3-163
3.5	Cultural Resources	3-188
3.6	Circulation/Transportation	3-202
3.7	Noise	3-243
3.8	Health and Safety	3-264
Chapter Four	- Project Alternatives	4-1
4.1	Description of Project Alternatives	4-1
4.2	Comparative Analysis of Project Alternatives	4-8
4.3	Conclusions	4-20
Chapter Five	- Consequences of Project Implementation Mandatory CEQA Sections	5-1
5.1	Effects Found Not to be Significant	5-1

5.2 5.3 5.4 5.5	Significant Environmental Effects That Cannot Be Avoided Irreversible Impacts Cumulative Impacts Growth Inducing Impacts	5-1 5-2 5-3 5-8
Chapter Six –	Mitigation Monitoring and Reporting Program	6-1
6.1 6.2	Standard Mitigation Monitoring Program Project Specific Mitigation Reporting Plan	6-1 6-21
Appendices		
Appendix	A NOP & Letters of Response	
Appendix	B Wastewater Feasibility Analysis	
Appendix	C Foresthill Public Utility District SB610 Compliance Study	
Appendix	D Watercourse Classification for Forestry Purposes	
Appendix	E Urbemis - Forest Ranch EIR	
Appendix	F CA Regional Water Quality Control Board Guidelines for W From Land Developments	Vaste Disposal
Appendix	G Heritage Resource Study	
Appendix	H Transportation & Circulation Element, kdAnderson Engineers	Γransportation
Appendix	I Supplemental Traffic Analysis, Martin, Rivett & Olson, Inc.	
Appendix	J Accident Data Summary for Frequent Accident Locations	
Appendix	K Acoustic Terminology	
Appendix	L Traffic Noise Prediction Model	
Appendix	M Department of Housing and Community Development Letter	•
Appendix	N List of Persons Preparing This EIR	
Appendix	O References	

## LIST OF TABLES

Table #	Description	Page #
S-1	Summary of Impacts and Mitigation Measures	ES-5
1-1	Subsequent Permits and Approvals	1-6
2-1	Proposed Land Use Designations and Zoning Districts	2-2
3.1-1	Proposed Land Use Designations	3-2
3.1-2	Proposed Zoning	3-11
3.3-1	Population Projections	3-48
3.3-2	Foresthill Divide Housing Types, 1996	3-49
3.3-3	Proposed Land Use Designations & Equivalent Dwelling Units (EDU's)	3-59
3.4-1	Listed and Special Status Species Potentially Occurring	
	in the Project Vicinity	3-102
3.4-2	Average Rainfall, Foresthill Ranger Station (Elevation 3,011)	3-140
3.4-3	2001 ROG Emissions Inventory for the MCAB and SVAB	
	Portions of Placer County	3-165
3.4-4	2001 NOx Emissions Inventory for the MCAB and SVAB	
	Portions of Placer County	3-166
3.4-5	2001 CO Emissions Inventory for the MCAB and SVAB	
	Portions of Placer County	3-167
3.4-6	2001 PM10 Emissions Inventory for the MCAB and SVAB	
	Portions of Placer County	3-169
3.4-7	National and California Ambient Air Quality Standards	3-170
3.4-8	Ozone Monitoring Data for 1999 through 2002	3-172
3.4-9	Forest Ranch Construction Emissions (Emission in Pounds per Day)	3-180
3.4-10	Forest Ranch Permanent Emissions for Existing Zoning and	
	Project at Buildout (Emissions in Pounds per Day)	3-184
3.6-1	Two-Lane Rural Highway Level of Service Descriptions	3-205
3.6-2	Evaluation Criteria for Level of Service	3-206
3.6-3	Existing Daily Roadway Traffic Volumes and Levels of Service	3-206
3.6-4	Signalized Intersection – Level of Service Definitions	3-207
3.6-5	Intersection Level of Service Summary - Existing Conditions	3-208
3.6-6	Freeway Mainline - Level of Service Definitions	3-209
3.6-7	Freeway Mainline Level of Service Summary, Existing Conditions	3-210
3.6-8	Ramp Junction (Merge/Diverge) – Level of Service Definitions	3-210
3.6-9	Freeway Ramp Junction Level of Service Summary, Existing Conditions	3-211
3.6-10	Evaluation Criteria for Level of Service Accounting for Age Restricted	
	Housing in Forest Ranch	3-218
3.6-11	Trip Generation Rates	3-219
3.6-12	Trip Generation	3-220
3.6-13	Matching Within the Foresthill Community Divide for Daily Trips	
_	External to Project Site	3-221
3.6-14	Daily Roadway Traffic Volumes and Level of Service, Existing and	
	Existing Plus Project	3-225

3.6-13	Daily Roadway Traffic Volumes and Level of Service, Future Base and	
	Future Plus Project Conditions	3-229
3.6-16	Intersection Level of Service Summary, Existing Plus Project Conditions	3-232
3.6-17	Freeway Mainline Level of Service Summary, Existing Plus Project	
	Conditions	3-233
3.6-18	Freeway Ramp Junction Level of Service Summary, Existing Plus Project	
	Conditions	3-234
3.6-19	Intersection Level of Service Summary, Cumulative No Project Conditions	3-235
3.6-20	Freeway Mainline Level of Service Summary, Cumulative No Project	
	Conditions	3-236
3.6-21	Freeway Ramp Junction Level of Service Summary, Cumulative	
	No Project Conditions	3-237
3.6-22	Intersection Level of Service Summary, Cumulative Plus Project Conditions	3-238
3.6-23	Freeway Mainline Level of Service Summary, Cumulative Plus Project	
	Conditions	3-239
3.6-24	Freeway Ramp Junction Level of Service Summary, Cumulative	
	Plus Project Conditions	3-240
3.7-1	Typical A-Weighted Maximum Sound Levels of Common Noise Sources	3-243
3.7-2	Predicted Existing Traffic Noise Level Data	3-245
3.7-3	Summary of Measured Noise Levels and Day/Night Average Levels (Ldn)	3-247
3.7-4	Allowable Ldn Noise Levels Within Specified Zone Districts	
	Applicable to New Projects Affected by or Including Non-Transportation	
	Noise Sources	3-249
3.7-5	Maximum Allowable Noise Exposure (Ldn), Transportation Noise	
	Sources	3-250
3.7-6	Significance of Changes in Cumulative Noise Exposure	3-251
3.7-7	Predicted Existing + Project Traffic Noise Level Data	3-252
3.7-8	Predicted Future Traffic Noise Level Data	3-254
3.7-9	Predicted Cumulative Plus Project Traffic Noise Level Data	3-255
3.7-10	Construction Equipment Noise	3-257
6-1	Mitigation Measures Requiring Ongoing Monitoring	6-22

## LIST OF FIGURES AND PHOTOPLATES

Fig. #	Description	Following Page #
2-1	Location Map	2-2
2-2	Vicinity Map	2-2
2-3	Project Site	2-2
2-4	Assessors Parcels and Existing Zoning	2-2
2-5	Existing Zoning	2-2
2-6	Existing Foresthill General Plan	2-2
2-7	Proposed Land Use Designations	2-2
2-8	Proposed Zoning Designations	2-2
3.1-1	Generalized Land Use	3-2
3.1-2	Aerial Photograph	3-2
3.1-3	Proposed FDCP Rezoning	3-12
3.2-1	Photoplate	3-22
3.2-2	Photoplate	3-22
3.2-3	Photoplate	3-22
3.2-4	Photoplate	3-22
3.3-1	Fire Protection Districts	3-56
3.3-2	Sewage Treatment Exhibit	3-62
3.3-3	Foresthill Public Utility District	3-62
3.3-4	Drainage Exhibit	3-90
3.4-1	Soils Map	3-92
3.4-2	Habitat Communities and Sensitive Habitats	3-96
3.4-3	CNDDB	3-108
3.4-4a	Watercourses	3-142
3.4-4b	Watercourses	3-142
3.4-4c	Offsite Drainage	3-142
3.4-5	Important Farmlands Map	3-158
3.4-6	How Small is PM10?	3-168
3.5-1	Archaeological Coverage	3-196
3.6-1	Study Area	3-204
3.6-2	Existing Daily Traffic Volumes	3-204
3.6-3	Project Trip Distribution, Existing Conditions	3-212
3.6-4	Peak Hour Traffic Volumes, Existing Conditions	3-212
3.6-5	Future Daily Traffic Projections	3-224
3.6-6	Future Plus Project Plus Additional Non-Residential Development	
	Daily Traffic Projections	3-224
3.6-7	Existing Plus Project Daily Traffic Volumes	3-224
3.6-8	PM Peak Hour Traffic Volumes Cumulative No Project Conditions	3-236
3.6-9	Project Trip Distribution Cumulative Conditions	3-238
3.6-10	PM Peak Hour Traffic Volumes Cumulative + Project Conditions	3-238
3.7-1	Noise Measurement Locations	3-246

3.7-2 3.7-3 3.8-1	Continuous Hourly Measured Noise Levels – Site #1	3-246
	Continuous Hourly Measured Noise Levels – Site #2	3-246
	Fire Hazard Severity Zones	3-266